

**Joint Regional Planning Panel – Planning Assessment Commission
Pre-Gateway Review**

The Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	29 July 2014
Dept. Ref. No:	PGR_2014_WOOLL_001_00
LGA:	Woollahra
LEP to be Amended:	Woollahra LEP 1995 and draft Woollahra LEP 2013
Address / Location:	529 - 539 Glenmore Road, Edgecliff
Proposed Instrument:	Woollahra LEP 1995 and draft Woollahra LEP 2013
Panel Chair:	John Roseth
Panel Members:	Sue Francis, Stuart McDonald, Toni Zeltzer, Anthony Boskovitz

Reason for review:	☒	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	☐	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department of Planning and Environment and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	☐	The proposed instrument should be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
	☒	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	☒ Unanimous ☐ Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

- 1) The Panel resolves unanimously to recommend to the Minister that the planning proposal, in its current form, should NOT proceed to Gateway.
- 2) The two principal reasons for the Panel's decision are:
 - a) The proposed FSR of 6:1 is too high for a site of 722 square metres. The Panel notes that it would be by far the highest density of any site in Woollahra.
 - b) The proposed height of 32 metres is too high in the context of the site.
- 3) The Panel accepts that the site is close to a major transport node and that redevelopment to higher density is appropriate despite the fact that it is located within a heritage conservation zone. The Panel notes the council's position that the existing buildings on the site should be preserved.

However, in view of the site being in an “offshoot” of the Paddington Heritage Conservation Area and being separated from it by the railway viaduct, as well as in view of the site’s closeness to excellent public transport, on balance, the Panel does not accept this position and considers that redevelopment of the site would be appropriate.

- 4) While the Panel believes this proposal to be excessive in its density and height, it would consider an alternative proposal with a FSR of between 3:1 and 4:1 and a maximum height of six storeys. Any such proposal should be accompanied by a three-dimensional model for comprehensive view analysis and solar impact analysis, so that the impact on the elevations of neighbouring buildings can be seen. The planning proposal should also indicate what would be the appropriate future of nearby undeveloped sites and it should not adversely impact on their ability to be developed. Insofar that the proposal relies on the existence of other large buildings in the vicinity, the FSR and allotment size, as well as the distance of such examples from the subject site, should be indicated.

Endorsed by



John Roseth
Chair, Sydney East
Joint Regional Planning Panel
29 July 2014